

LAND FOR SALE

3739 & 3751 MCCONNELL ROAD

GREENSBORO, NC 27405



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RALEIGH DURHAM

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PROPERTY DESCRIPTION

Land assemblage ideal for industrial and mixed-use development is available for sale on McConnell Road in Greensboro, NC. The property sits at the prominent signalized intersection of McConnell Road and Exit 226 on I-40, near the I-840 intersection and I-85 split. The site enjoys premium access and visibility on I-40, which sees an excess of 80,000 vehicles per day.

There is plentiful existing and proposed development nearby, including more than 2.1 million square feet of existing industrial, another 1.0 million square feet of proposed industrial, and a 630-home planned community. Greensboro is one of the largest cities in North Carolina, located halfway between Raleigh and Charlotte.

PROPERTY HIGHLIGHTS

- ±44.13 acres
- Ideal for industrial and mixed-use development
- Existing zoning AG/Residential
- Future Land Use Industrial/Corporate Park
- The site is between GSO and RDU Airports
- Access to I-40 & I-85, and I-840/I-785 loop
- 80,000 vehicles per day on I-40/I-85
- Sale Price: \$7,060,800 (\$160,000/acre)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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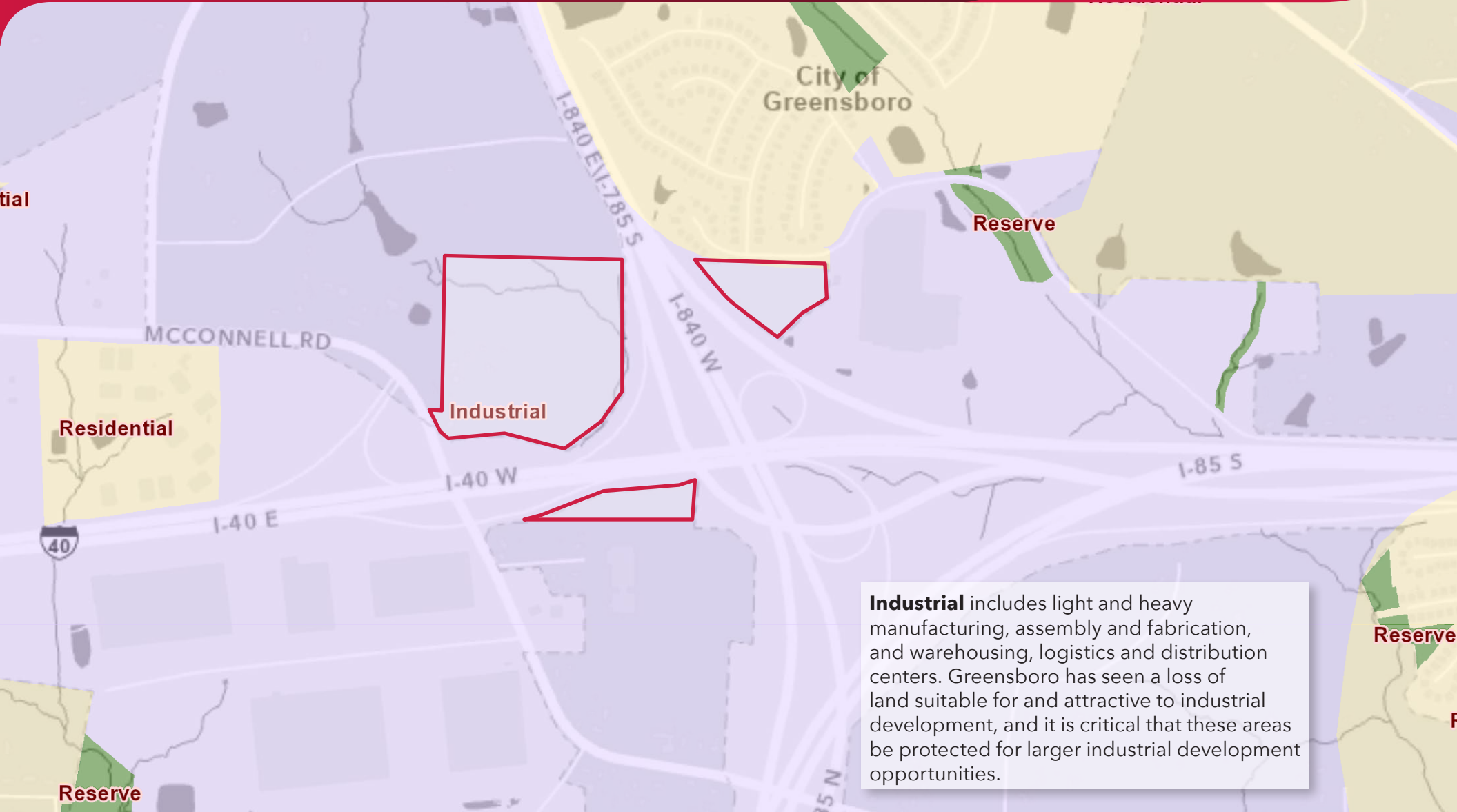
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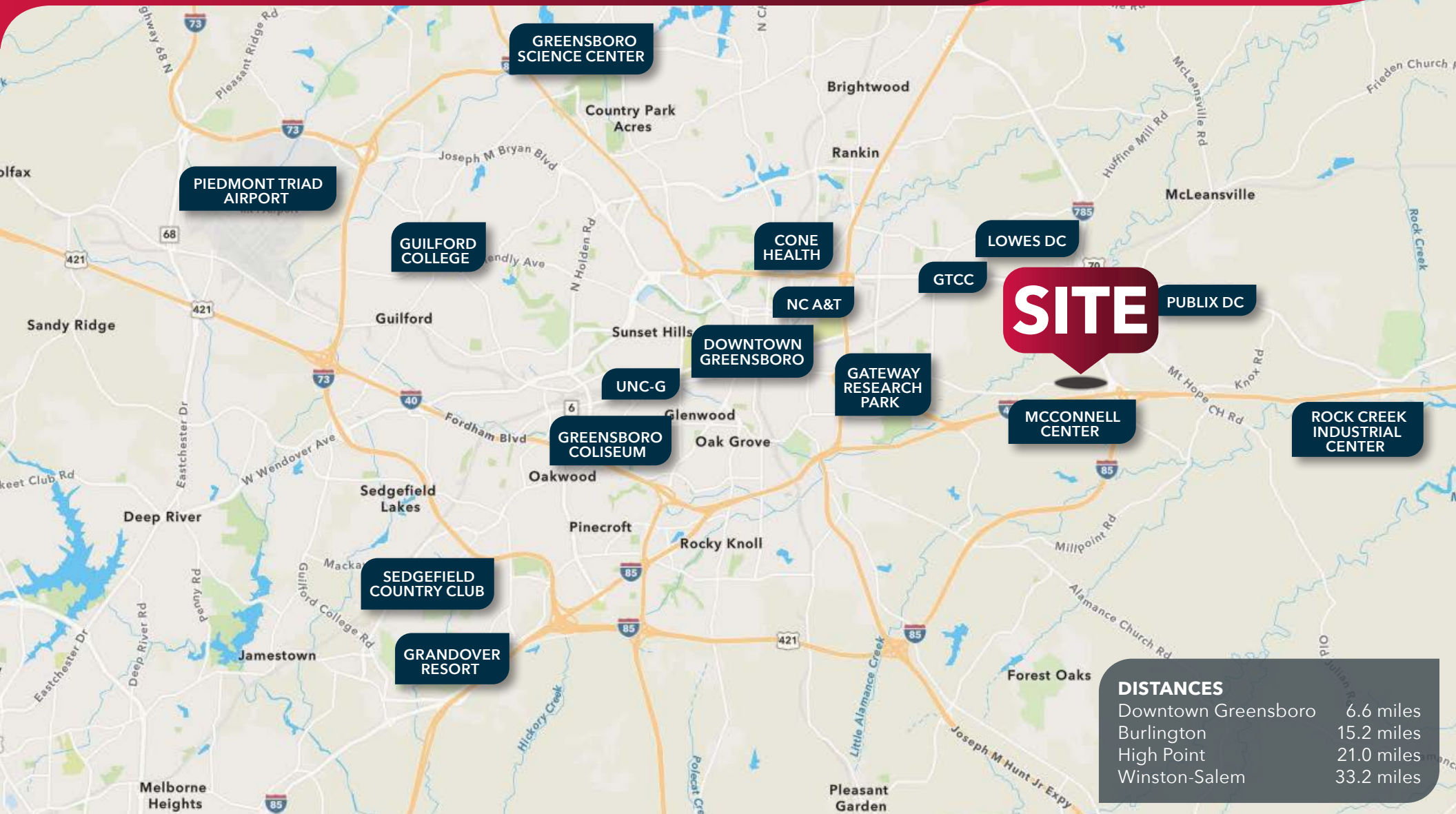
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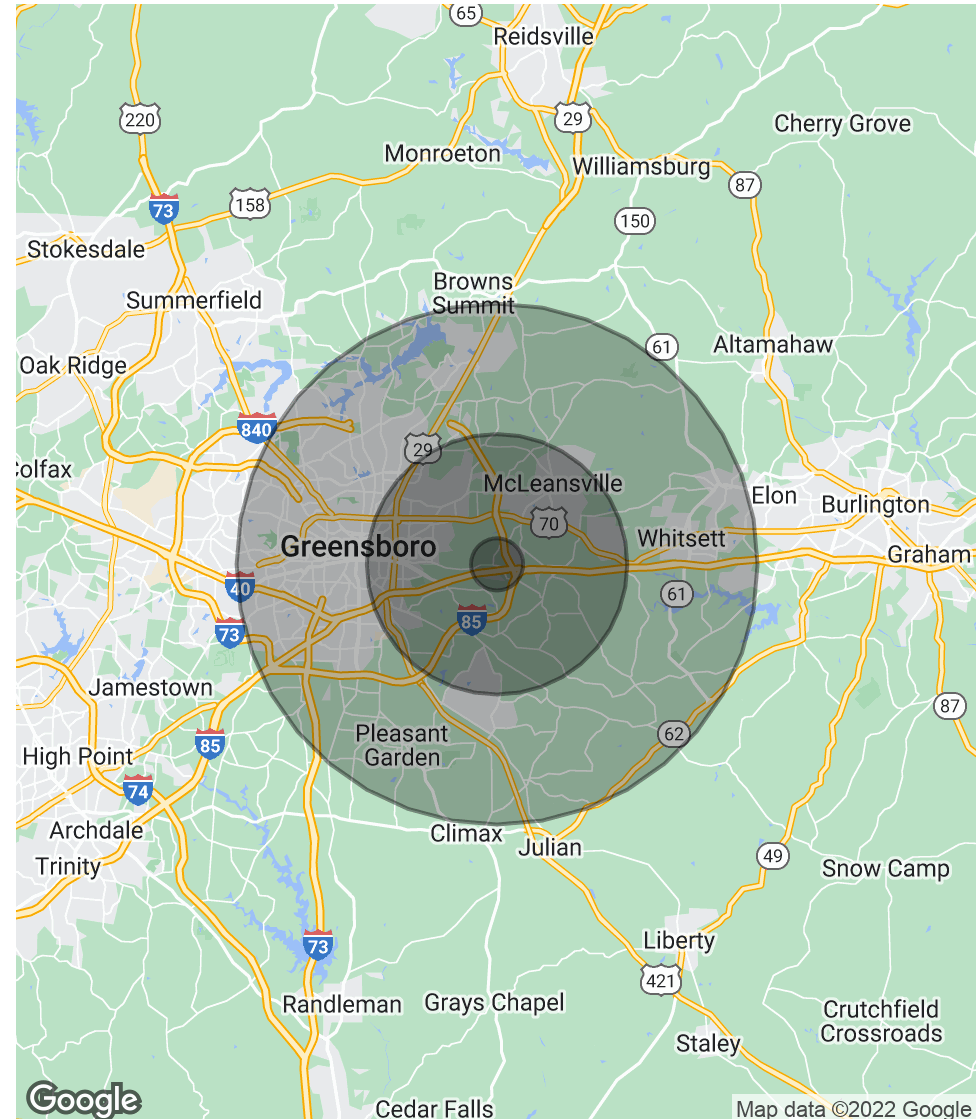
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,784	52,119	230,205
Average Age	36.6	35.4	37.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,416	23,622	116,004
# of Persons per HH	2.94	2.57	2.41
Average HH Income	\$76,940	\$57,839	\$71,893
Average House Value	\$208,438	\$196,795	\$252,190

Source: Esri, 2021



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